

DRAFT
Zoning Board of Adjustment
Meeting Minutes
July 11, 2017

Members: Steve Filipi, Gretchen Wittenborg, Bob Handy, and Jack Ernst

Others Present: Susan Silverman, Scott Frazer, Rebecca Frazer and Michael Bouthot

CTO: 7:05 PM.

Public Hearing. Scott Frazer application for a variance to build a house within the required 75 foot front setback from NH Route 12, and a carport within the south side setback, on property located at 833 NH Route 12 South, Map 4, Lot 48, Rural District.

As background, Scott Frazer clarified that he had attended a meeting in which he was told that as soon as an energy audit was obtained from the state he would be permitted to take down the house that was on the property and he would be able to rebuild on the original footprint. The previous dwelling on the property was taken down in October of 2016.

Frazer did state that the proposed footprint for rebuilding the house was slightly larger than the original. The only non-conforming aspect of the proposal was that the house did not meet the 75 foot setback required from the road. This was also true of the original dwelling. Other homes in the area also did not follow the 75 foot setback required, but were all grandfathered as they appear to predate the Zoning Ordinance. Grasewicz Engineering had visited the property and pins were in correct positions for property line designations. At the same visit there was confirmation that the plans for the house and septic system met all requirements.

Michael Bouthot, an abutter, participated in the discussion as he was interested in knowing what the Frazers exact plans were for the property. He did not state that he had no objections to what the Frazers were proposing to do.

It was decided that a site walk would be necessary before determination on the variance could be made. Filipi made a motion and Handy seconded and the site walk was unanimously approved for Wednesday, July 12, at 7:00 pm. The hearing would be continued immediately following the site walk in the meeting room at Town Hall.

Other business: Silverman stated to the board that application for construction permit be presented for future cases to the ZBA was being rewritten with more detail and defined/clearer expectations. She asked for input and suggestions after it had been looked over.

DRAFT
Zoning Board of Adjustment
Meeting Minutes
July 11, 2017

Minutes. The board reviewed minutes of May 9, meeting. Filipi moved, Ernst seconded and the Board approved the minutes as written. The Board also reviewed the minutes of the June 13th, 2017 meeting. Davis moved, Ernst seconded and the Board approved the minutes as written. Finally, the Board reviewed the minutes of the June 15th, 2017 meeting. Handy moved, Davis seconded and the Board approved the minutes as written. There was no other business to be brought up. Davis moved, Handy seconded and the Board adjourned the meeting at 7:36 PM.